The Array: a project narrative

Overview
The Array is one of the most innovative new residential projects in the City of Scottsdale. With its emphasis on green-building and modern design, it provides a new benchmark of urban living in the Scottsdale community. Furthermore, a quality residential product at this location is as equally forward-looking as the commercial revitalization and renaissance that is occurring in southern Scottsdale. The Array is a product that the consumer, the City of Scottsdale, and the Valley can embrace as a model for living in a 21st century desert city.

Location
The revitalization of the southern portion of the City of Scottsdale has recently accelerated in great part due to the development of the ASU Scottsdale Center for New Technology and Innovation. The area south of downtown historically served as a commercial and residential center for Scottsdale however, during the 1990's the area went through a transition that caused the community to give pause to redefine and recommit to its regeneration. The ASU Center has, and will continue to, create a new and evolving definition of the area. The Hayden Array is one of the first infill housing projects in this vitally important redevelopment area and it will be critical in defining and contributing to the area's evolution.

The Array is located in a unique, secluded, infill property two blocks east of the Indian Bend Wash just south of Oak. Within a short walking distance, the ten-mile linear park full of trees, water, golf, rollerblading, and biking is a major amenity that encourages a pedestrian and recreational lifestyle. In addition to this extraordinary municipal amenity, another prime attraction of the project is its proximity to the ASU Center, downtown Scottsdale, downtown Tempe, the 101 Loop and the 202 Freeway. These adjacencies make The Hayden Array an ideal live, work, and play location.

Currently, the site is a neglected, vacant lot and has often been home to vandalism, transients and a gateway to crime in the adjacent neighborhoods. Moreover, the site is several hundred feet from an unsightly Salt River Project's electrical sub-station and adjacent transmission towers, which historically has deterred others from developing the site. As such, the project has been designed for and uses materials that acknowledge and reflect the aesthetic and environmental challenges of the site. Moreover, proposed design makes great use of the site and orients the homes to take in the beautiful Scottsdale scenery to the north while screening the power station and lines from view. The developer holds close their commitment to combining design, energy and environmentally conscious building materials used in The Array and all of their building projects.

Zoning
The site is zoned R-5, which would allow for up to18 units (23 units per acre), however, based on staff feedback and benefits to the neighborhood, we have are proposing a lower number of nine (9) units. Although less profitable, we believe that makes for a more attractive project and blends better with the neighborhood.

Green Building - LEED Certification
While the project addresses many "local" built environment considerations, the design of the Array incorporates environmentally-friendly strategies and materials. This project will be built to achieve Leadership in Energy and Environmental Design (LEED) for homes certification. According to Anthony Floyd, this will be one of first in the nation and likely the first in Arizona to achieve this designation. This project will be a leader in demonstrating that environmentally

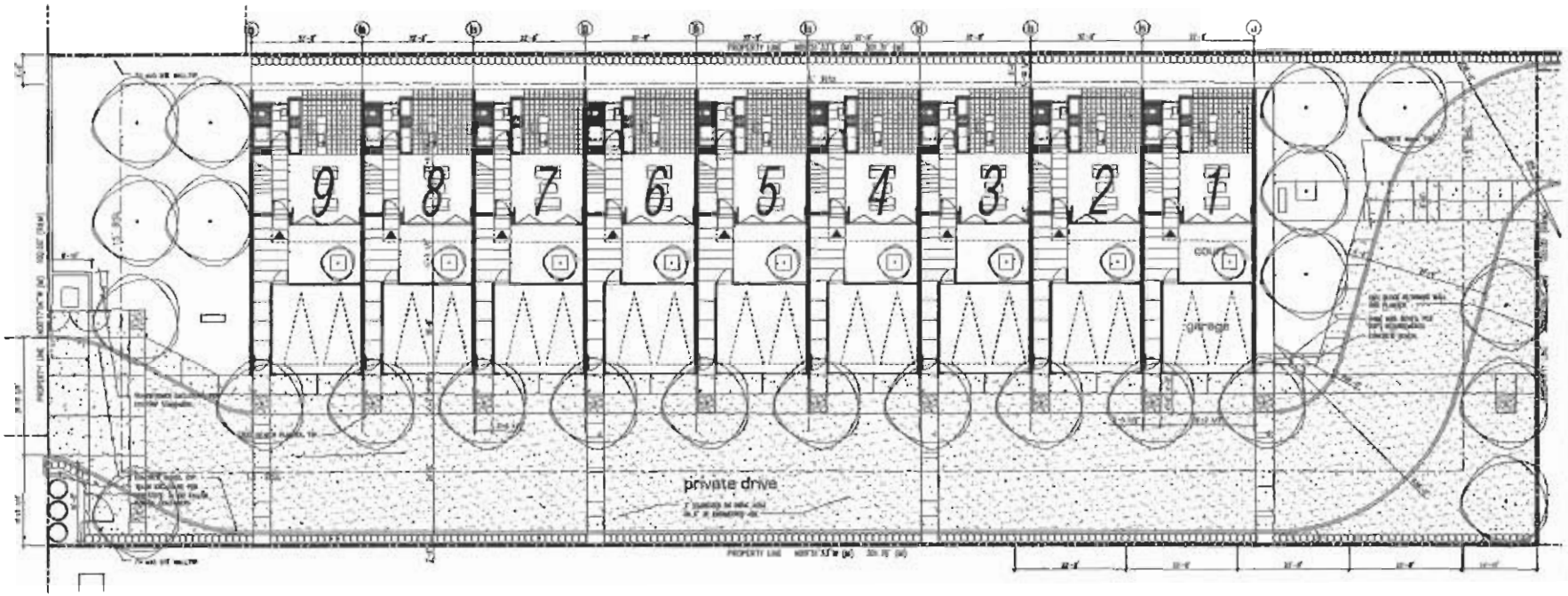
responsible design can be attractive and affordable. We are developing case studies to demonstrate our findings. In addition, this project will feature solar panels as standard equipment to further reduce consumption of power and will be the first known project of its size to do so in Arizona.

In order to achieve this advanced rating, the buildings utilize passive heating/cooling techniques, numerous innovative and environmentally friendly materials, and efficient home designs that require significantly less energy than typical new homes. The exterior finish materials are re-usable and recyclable. Building materials include metal siding and engineered concrete panels that act as a rain screen while creating a thermal barrier that eliminates heat transmission to the building while effectively shading the building from the heat of the desert sun. Additionally, Array site-plans have indoor and outdoor spaces that provide residents the opportunity to experience the daily and seasonal changes of the desert climate. The lower floor of each house opens to north and south gardens, allowing for natural airflow through the space. Mimicking this airflow, masonry garden walls intersect and pass through the interior space. Outside decks provide an opportunity for residents to enjoy the climate and views designed into the homes. The Array will feature Energy-Star rated appliances and heating/cooling systems as well as water efficient fixtures (toilets, showers, and faucets).

Pricing
The project demonstrates affordability and value for the consumer. The units are target priced starting near $450,000, which is below the median new home price in Scottsdale. The goal is to attract buyers that want to live in the community in which they work. Moreover, the energy savings in the project will also be a financial benefit to the residents. It is estimated that residents will have water and electric use over 50% lower than traditionally built homes, which can also contribute to the affordability of the housing.

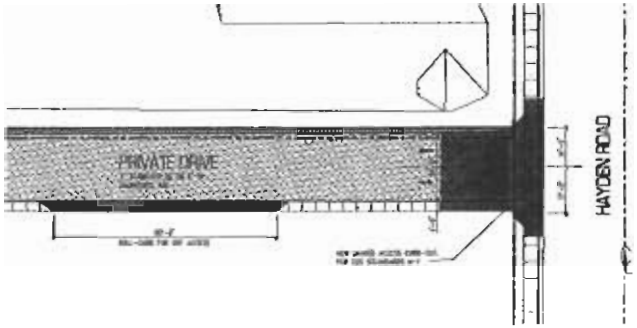
Community Support
We have meet with representatives of all the neighboring properties and have received letters demonstrating glowing support. We have met with the president of the Home Owners Association to the west, the church to the north and south as well as several individual homeowners that abut the property. Overwhelmingly, they are excited to see the project built as it will screen their view to the substation, eliminate a lot of the crime in their neighborhood, and add to the value of their properties. In addition, the church properties, that both struggle financially, look forward to a new wall that we will construct between the two properties, as well as installing landscaping and adding residents to the neighborhood.

Conclusion
The Array demonstrates how a small, vacant, infill site can be developed to benefit the community by providing environmentally sensitive, market-priced housing.



Site Plan

1"=10'



Curb-Cut Plan @ Hayden

1"=10'

Legend

Scope of Work

General Site Plan Notes:

R-5 Multi-Family Development

min lot size		
dwelling unit density		
setbacks		
max ht.		
allowed uses		
required parking		
compact parking		
open space		

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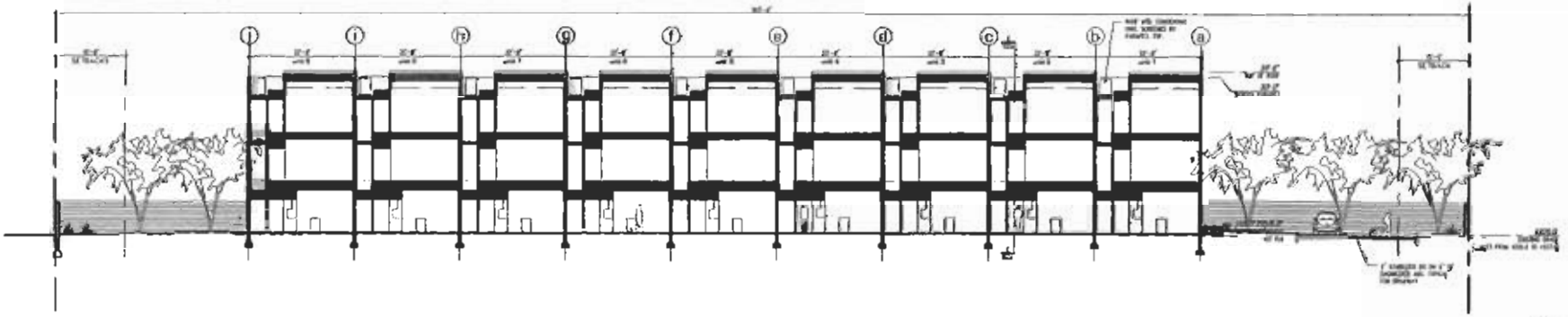
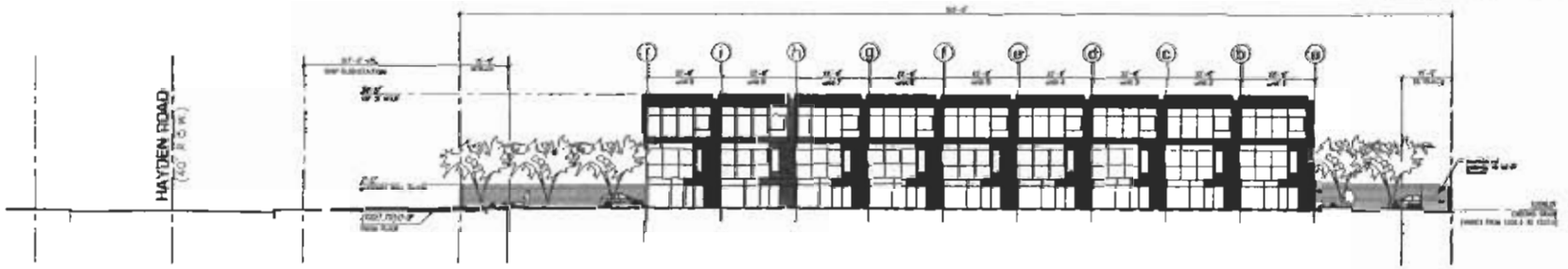
REV: 5/25/2006

Cross Section 3
SCALE: 1/16"=1'-0"



Cross Section 2
SCALE: 1/16"=1'-0"



Longitudinal Section 1
SCALE: 1/16"=1'-0"

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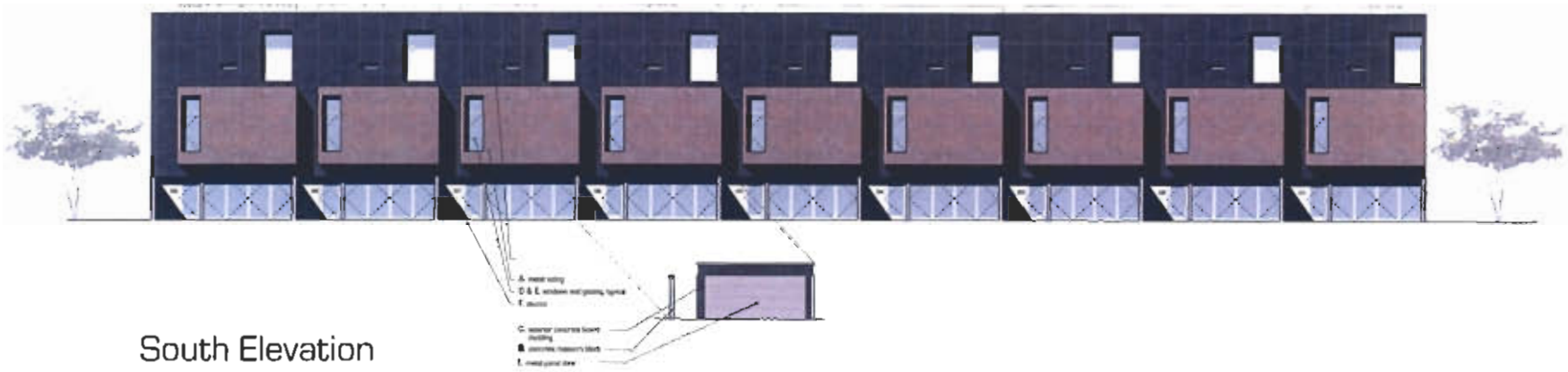
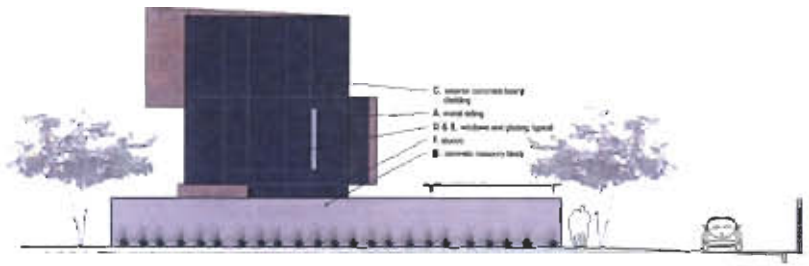
materials palette:



South Elevation



West Elevation

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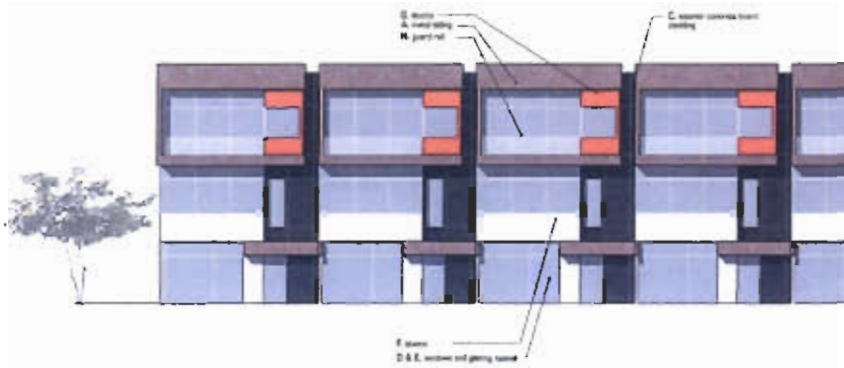
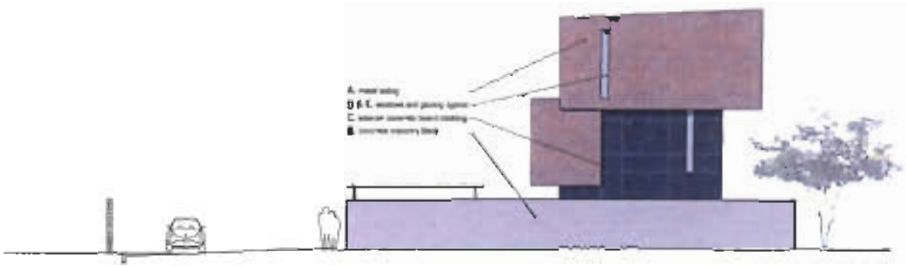


North Elevation



East Elevation

materials palette:

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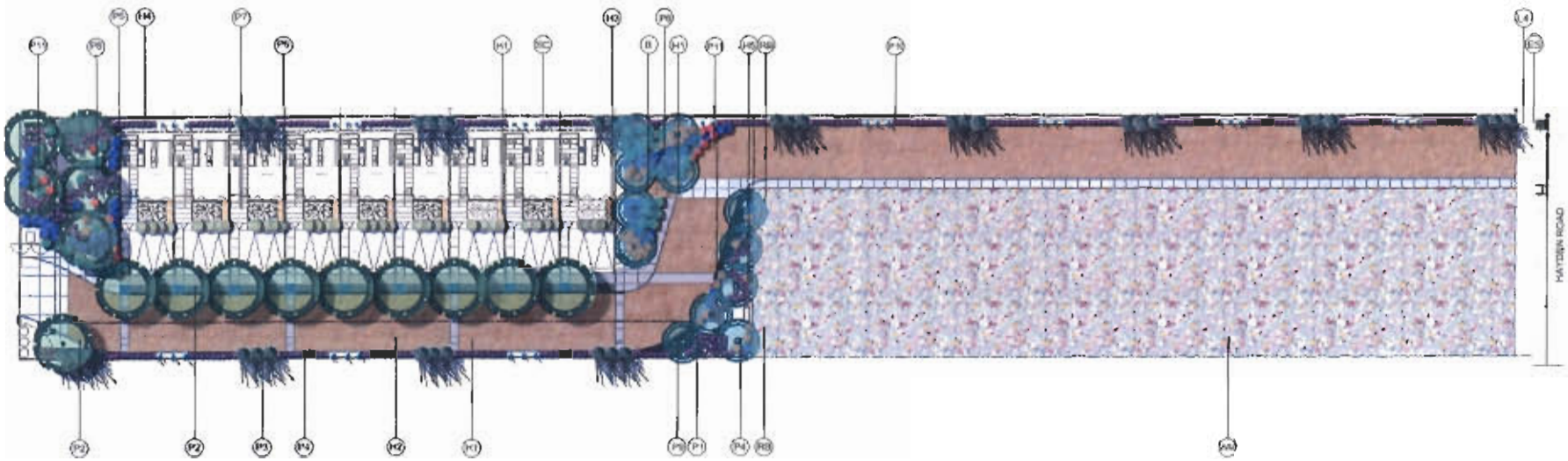

PLANT PALETTE

Botanical Name / Common Name	Size(s)	Caliper	Quantity
Prosopis velutina / Velvet Mesquite	36" Box	4"	7
Parkinsonia Cercidium 'Desert Museum' / Palo Verde	36" Box	4"	32

Botanical Name / Common Name	Size(s)
Fouquieria splendens / Ocotillo	Bare Root
*Bambusa vilkinsii / Giant Timber Bamboo	15 gal.
Calliandra macrophylla / Yellow Orchid Vine	5 gal.
Muhlenbergia emersleyi / Bull Grass	5 gal.
Muhlenbergia rigens / Deer Grass	1 gal.
Agave Americana / Century plant	15 gal.
Baileya multiradiata / Desert Marigold	1 gal.
Simmondsia chinensis 'Vista' / Jojoba Vista	1 gal.
Myoporum parvifolium 'prostratum' / Creeping Boobiala	1 gal.
Pachycereus marginatus / Mexican Fence Post	Bare Root
Dasylirion wheeleri / Desert Spoon	5 gal.
Wildflower Seed Mix	seed mix

KEYNOTES

PLANTING KEYNOTES

TREES (Shall be a minimum 4" caliper size)

P1	Prosopis velutina	Velvet Mesquite
P2	Parkinsonia cercidium	'Desert Museum' Palo Verde

SHRUBS

P3	Fouquieria splendens	Ocotillo
P4	Muhlenbergia emersleyi	Bull Grass
P5	Muhlenbergia rigens	Deer Grass
P6	Bambusa vilkinsii	Giant Timber Bamboo
P7	Calliandra macrophylla	Yellow Orchid Vine
P8	Agave Americana	Century Plant
P9	Myoporum parvifolium	Creeping Boobiala
P10	Pachycereus marginatus	Mexican Fence Post
P11	Dasylirion wheeleri	Desert Spoon

ADDITIONAL KEYNOTES

W1	Wall area with matte screen detail applied (budget to change)
W2	Wall area to be concrete (detail (see architectural plans)
RS	Kraky Sign (TBD)
RW	Retention Basin
VC	Vertical Mesh Screen Trellis
WM	Area to be seeded with Sonoran Wildflower Seed Mix
K	Bench (TBD)

HARDSCAPE KEYNOTES

H1	Exposed Aggregate Concrete
H2	Stabilized Decomposed Granite
H3	Mexican Beach Pebble
H4	Decomposed Granite in all planting areas unless specified otherwise
H5	Desert Cobble

CONCEPTUAL PLANTING PLAN

Scale: 1"=20'

SCULPTURAL WALL TREATMENT

NOTE: these drawings are preliminary and subject to modification

1"=20'

1ST CONCEPTUAL LANDSCAPE SUBMITTAL

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planting and materials plan

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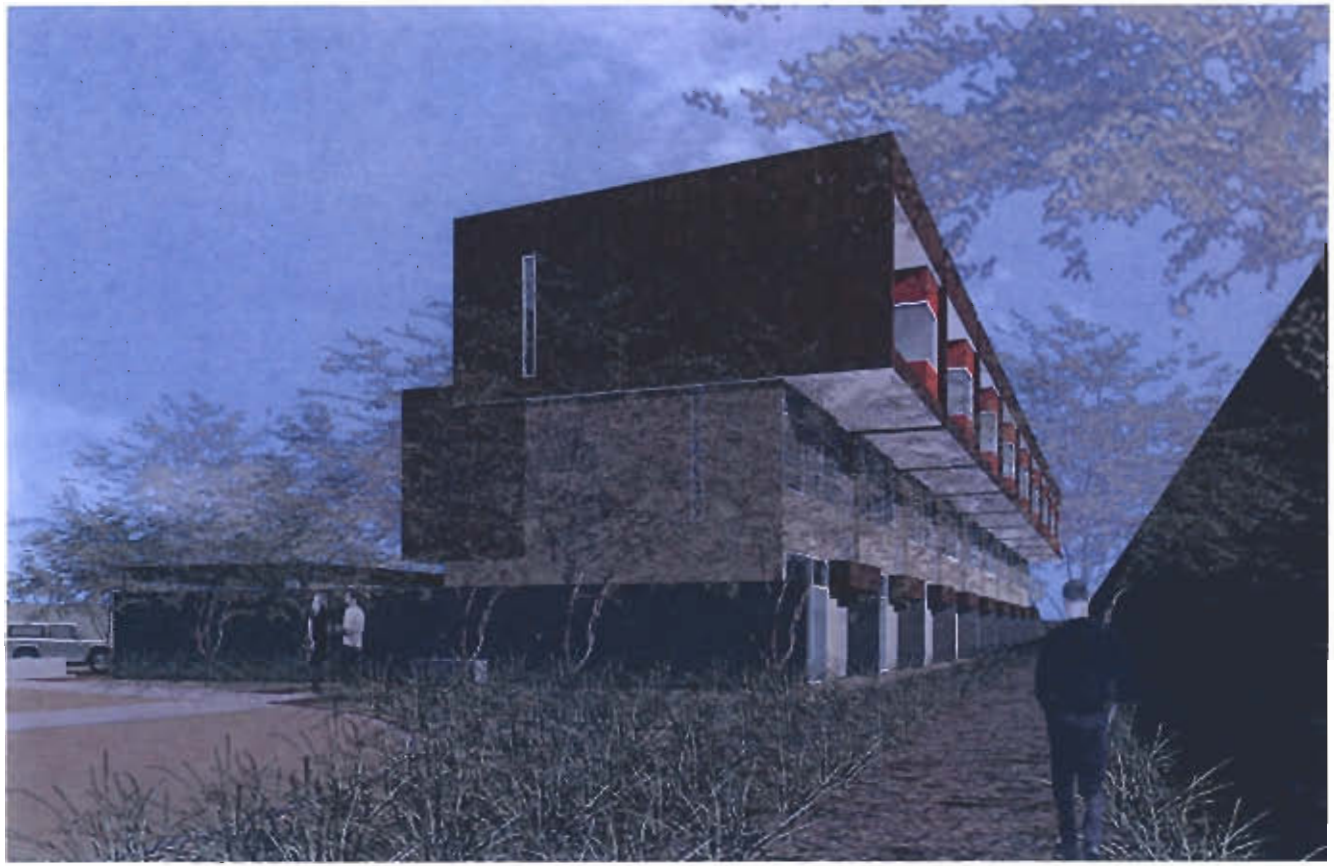

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